

**MINUTES
PLANNING COMMISSION
MAY 7, 2020
LAKEWOOD CITY HALL
7:00 P.M.
REMOTE MEETING - RECORDED**

Under the orders of the Governor and Director of Health of Ohio, the Planning Commission will meet remotely until further notice.

The May 7, 2020 remote meeting information will be posted by 5 PM the day of the meeting at www.onelakewood.com/accordions/planning-commission/

The meeting was called to order at 7:00 p.m.

1. Roll Call

Members Present

Kyle Baker, Chair
Nate Kelly
Kyle Krewson, Vice Chair
Monica Jordan (Rossiter)
Jeffrey Wise

Others Present

Katelyn Milius, Planner, P&D, Secretary
Jennifer Swallow, Executive Assistant Law Director

2. Approve the Minutes of the February 6, 2020 meeting

A motion was made by Mr. Baker, seconded by Mr. Kelly to **APPROVE** the February 6, 2020 meeting minutes. Mr. Baker, Mr. Kelly, Mr. Krewson voting yea, and Ms. Jordan, Mr. Wise abstaining, the motion passed.

3. Approve the Minutes of the March 5, 2020 meeting

A motion was made by Ms. Jordan, seconded by Mr. Wise to **APPROVE** the March 5, 2020 meeting minutes. All the members voting yea, the motion passed.

4. Opening Remarks

Administrative staff ("staff") read the Opening Remarks into record.

OLD BUSINESS

PLANNED DEVELOPMENT

5. Docket No. 12-33-19*

**14503 Madison Avenue
St. Clement Church**

Dru Siley, Liberty Development Co., applicant requests approval of a portion of the St. Clement Church campus for the development of 16 for sale townhomes, pursuant to Chapter 1156 – Planned Development. The property is in a C2 – Commercial, Retail district and an R-2 – Single and Two-Family district. (Page 4)

Dru Siley, Liberty Development Co., applicant was present to explain the request. Staff provided an overview of the process. Planning Commission members ("commission") asked if a parking plan would be reviewed. Mr. Siley addressed the church/shared parking plan. Commission wanted details about vehicular

circulation for drop-off and raceway parking and asked would exiting onto Marlowe be allowed. How would refuse pick-up be handled? Could the setbacks be modified for uniformity? What did the administration prefer for the sidewalk along Marlowe? Door swings were a concern. ABR should look closely at the landscape plan. Public comments were received via email and relayed to the Commission.

- How many shared spots were there? When there is a large event at the church, who gets the spots? There is an agreement between the developer and the church whereby there are 50 spots; 12 of which are dedicated for guests of Marlowe Park Townhomes. Although it should not be a problem if someone coming to the church used a vacant one for an hour (such as a wedding or funeral).

The commission asked if there was an HOA and would the city review the final agreement?

Public comment was opened. Staff relayed two more comments that were received via the chat function.

- There was concern about the Marlowe Avenue sidewalk being flush with the street.
 - Sidewalk was being widen by an additional foot; from five feet to six feet.
- Concern about the development's setback encroachment on a side street.
 - The school was on the sidewalk. November 2019's Planning Commission preliminary approval was for 10 feet.

The commission said this plan was similar to other projects as far as setbacks were concerned. The developer worked with the neighbors. Mr. Baker was concerned about the sidewalk location abutting the curb with insufficient buffer for car doors opening. Mr. Kelly stated the building setback issue was present in other developments, such as Rockport. Ms. Jordan was also concerned about the sidewalk location along the curb. Mr. Siley stated the developer would be willing to modify the sidewalk. The commission stated Rockport/Ryan Homes did have the sidewalk abut to the street. Mr. Krewson commended the developer and community for their engagement, the development would result in greenery and new neighbors, the sidewalk issue caused concern, and the final HOA agreement would require review by city administration to ensure compliance. Discussion continued about parking available for the church.

There was discussion between the commission and staff about conditions of approval.

- Recommend ABR restores the sidewalk location to have a traditional tree lawn
- City handles parking; no need to review HOA.

A motion was made by Mr. Kelly, seconded by Ms. Jordan to **APPROVE** the request with the following condition:

- Recommend ABR restores the sidewalk to have a traditional tree lawn

Mr. Baker voting yea, Mr. Kelly voting yea, Mr. Krewson voting yea, Ms. Jordan voting yea, and Mr. Wise voting yea, the motion passed.

CONDITIONAL USE

6. Docket No. 03-09-20

12401 Madison Avenue Griffin Cider House

Richard Read, Griffin Cider House, applicant requests review of a conditional use for outdoor dining. Property is in a C2, Commercial, Retail district. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility. (Page 12)

Richard Read, Griffin Cider House, applicant was not present. The commission stated its awareness of the COVID-19 Pandemic's impact on the restaurant business.

A motion was made by Mr. Baker, seconded by Ms. Jordan to **TABLE** the item. All the members voting yea, the motion passed.

7. Docket No. 03-11-20

13701 & 13901 Detroit Avenue

Jerome Solove Development, Inc. (JDSI)

Jerome Solove, JDSI, applicant requests review of a conditional use for a mixed-use overlay district to construct two 4-story structure containing residential market rate apartments as well as designated commercial space on the first floor in the east building. Property is located in a C3, Commercial, General district. Pursuant to section 1161.03(v) – mixed-use overlay district and chapter 1135. (Page 14)

***Per the applicant's request, this item is deferred from the May meeting.**

A motion was made by Mr. Baker, seconded by Mr. Wise to **DEFER** the request. All the members voting yea, the motion passed.

**NEW BUSINESS
COMMUNICATION**

8. Docket No. 05-12-20

Renewal of Conditional Use Permit for Outdoor Seasonal Dining

The following businesses received approval for renewal of a Conditional Use permit for the year of 2020 through the annual administrative review by the Department of Planning and Development:

1. 11801 Clifton Boulevard, Dinerbar on Clifton;
2. 11904-0 Detroit Avenue, Five O'Clock Lounge;
3. 12401 Detroit Avenue, Peppers Italian Restaurant;
4. 14013 Detroit Avenue, GetGo;
5. 14018 Detroit Avenue, Winking Lizard (two front patios; SE and SW);
6. 14018 Detroit Avenue, Lizardville;
7. 14115 Detroit Avenue, Raising Cane's Chicken Fingers;
8. 14600 Detroit Avenue, Forage Public House;
9. 14718 Detroit Avenue, Melt Bar & Grilled;
10. 14900 Detroit Avenue, Rozi's Wine House;
11. 15008 Detroit Avenue, Yogurt Treats "menchie's";
12. 15012 Detroit Avenue, 16-Bit + Arcade;
13. 15027 Detroit Avenue, Starbucks Coffee;
14. 15326 Detroit Avenue, Voodoo Tuna;
15. 15400 Detroit Avenue, Humble Wine Bar;
16. 15605-07 1/2 Detroit Avenue, Merry Arts Pub + Grille;
17. 16512 Detroit Avenue, Cozumel Mexican Restaurant;
18. 16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue, Lakewood Beer Garden + Food Truck Park
19. 16934 Detroit Avenue, Midtown Booths;
20. 17103 Detroit Avenue, Game On Lakewood;
21. 17625 Detroit Avenue, Salt+;
22. 18401 Detroit Avenue, Molto Bene Italian Restaurant;
23. 18405 Detroit Avenue, India Garden Bar & Restaurant;
24. 18616-18622 Detroit Avenue, Around the Corner;
25. 12700 Lake Avenue, Pier W Restaurant;
26. 11926 Madison Avenue, The Flying Rib;
27. 12112 Madison Avenue, The Winchester;
28. 12906 Madison Avenue, Barroco (rear patio and sidewalk dining);

29. 13362 Madison Avenue, Woodstock aka Trio's;
30. 13368 Madison Avenue, The Bottlehouse Brewery;
31. 13427 Madison Avenue, Euro Gyro;
32. 13603 Madison Avenue, AJI Noodle;
33. 13715 Madison Avenue, Angelo's Pizza;
34. 14224 Madison Avenue, El Tango Taqueria;
35. 14810 Madison Avenue, The Red Rose Café;
36. 15314 Madison Avenue, Mars Bar;
37. 15527-33 Madison Avenue, Barrio's Lakewood aka Tres Amigos;
38. 17014 Madison Avenue, Mullen's of Madison;
39. 1332 West 117th Street, Dianna's Restaurant;
40. 1528 West 117th Street, Dunkin' Donuts.

(Page 17)

Staff presented the communication. CAD reports had been reviewed for each establishment. Only one incident of loud patrons at a restaurant was reported.

A motion was made by Mr. Baker, seconded by Ms. Jordan to **RECEIVE AND FILE** the communication. All the members voting yea, the motion passed.

A member of the public was allowed to ask about planters along the sidewalk, inhibiting pedestrians and wheelchairs. Patrons stand in front of a business and dispose the cigarette butts onto the sidewalk; the establishment does not clean the detritus. Staff stated that five feet was required between outdoor diners and other obstacles, and the issue would be addressed. The smoking issue would be addressed by staff, as well.

9. Docket No. 05-13-20

Discussion of Outdoor Dining Expansion with COVID-19 Restrictions

Communication to discuss outdoor dining in light of COVID-19 restrictions.

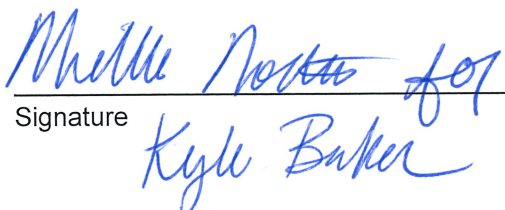
Staff presented the communication. Councilmember Jason Shachner, Ward 2 explained the expansion proposal would be presented to City Council at its May 18, 2020 meeting, providing the commission approved it.

Public comment was closed as no member of the public addressed it. The commission offered to review the legislation draft. The 25% of indoor seating needed to be examined, ABR should be involved, insurance and right-of-way would have to be considered, location of patio (rear/side) encroaching on residential areas, each eatery was location specific, closure of streets, possibility of outdoor refreshment area, offer the option to retail business, municipal parking lots and parks use as locations, etc.

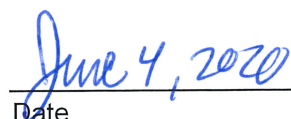
A motion was made by Mr. Baker, seconded by Mr. Krewson to **RECEIVE AND FILE** the communication. All the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Wise, seconded by Ms. Jordan to **ADJOURN** the meeting at 8:45 P.M. All the members voting yea, the motion passed.



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____

Remote Mtg

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, May 7, 2020

Johanna Schwarz

From: Planning Dept
Sent: Wednesday, March 11, 2020 4:00 PM
To: Katelyn Milius
Subject: FW: 13701 & 13901 Detroit Ave

Johanna Schwarz
Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

-----Original Message-----

From: kim mcdonald <mckim3000@sbcglobal.net>
Sent: Wednesday, March 11, 2020 12:59 PM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: 13701 & 13901 Detroit Ave

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I'm a neighbor on Bunts Rd. who has been unable to make the city meetings on this Jerome Solove project. I would like some clarification and I'd also like to express my concerns over the project.

Please explain how the project has changed. I thought there was to be one residential building and one parking structure. Now it appears that there are two of each. Or at least 2 buildings but what specifically is the parking plan. Also, I'd like to know how many parking spots are planned for each unit. And how many for guests.

My number one concern though, is over the increased traffic. It is very difficult to get out of my driveway during busy times as it is. Sometimes it can take 5 minutes! That is very frustrating. Especially because the GetGo "parking study" indicated that there would not be an increase in traffic as opposed to when the property was a grocery store. This was and is ridiculous!! I don't know how they could present that as it was a virtual study and so obviously wrong.

The GetGo traffic creates the most traffic on our street. That along with traffic from Giant Eagle supermarket, Raising Cane and the high school added to the general traffic since Bunts has become a major artery on this side of town, has exponentially increased traffic here. I shudder to think how this complex will add to the influx of our already substantial traffic.

I'm looking forward to your response.

Thank you,

Kim McDonald
1460 Bunts Rd.

216.287.1286

Sent from my iPad

Johanna Schwarz

From: rcpiunno@cox.net
Sent: Monday, May 4, 2020 8:30 PM
To: Planning Dept
Subject: May 7, 2020- Planning Commission meeting comments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Below are our comments for the upcoming meeting:

Cider House-12401 Madison Ave outdoor dining

- They have been a great quiet neighbor and am glad to have them as a neighbor.
- We totally support the outdoor patio
- Our only reservations would be three are no recreational, wood burning fires. This is for 2 reasons:|
 1. Lakewood Ordinance 1503.03 (b)(3) requires that any recreational fire shall not be located within twenty five feet of a structure;
 2. The burning of wood would create a nuisance and triggers my wife's asthma. One of the primary reasons we chose to invest in Lakewood was because there thoughtful ordinances already in place.

Renewal of Conditional Use Permit for Outdoor Seasonal Dining

- We support outdoor dining in general, but I have a few concerns.
- My question Is there a minimum sidewalk width from the edge of the outdoor dining area to the parking meters, utility pole and signs near the curb?
- We commonly walk up/down Madison and notice some of the open patios (e.g. Angelo's Pizza) also install planters hanging outside the outdoor dining area. The planters look attractive, but they take away another foot of walking area on the remaining sidewalk. The walking area is further limited when people are waiting outside for a table or pickup order. I am just using Angelo's as an example.
- The walking area is additionally tight by the Winchester bar. There is a city flower pot near the curb. With the outdoor dining area in place, to pass through the area, it requires single file access. I have personally witnessed people in wheelchairs being forced to wait for pedestrian traffic to clear to get through.
- We are asking for the city to issue requirements to each property owner with outdoor dining on how much sidewalk must remain after installing the outdoor patio and planters

I also have questions about smoking in or near outdoor dining area at the Winchester. When people come outside to smoke, since they are serving food on the patio, the people leave the dining area and smoke on the sidewalk on the west (adjoining property owner) and in front of the outdoor dining area (remaining walkway for pedestrians). My concern is the cigarette butts outside the dining area are dropped on the sidewalk outside of

the patio and not cleaned up by the Winchester. I realize that the cigarettes are dropped are not on the Winchester property, but their patrons are causing the issue. The people standing outside the dining area further congest the remaining sidewalk from walking.

Thank you for your assistance

Ralph and Mary Piunno

12223 Madison Ave.

rcpiunno@cox.net

216-978-7354

Johanna Schwarz

From: Sandra Maline <sandymaline@gmail.com>
Sent: Monday, May 4, 2020 11:42 AM
To: Planning Dept
Cc: Sandra Smith
Subject: 14503 Madison Development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

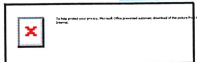
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear planning development committee,

I own the property located at 14523-27 Madison. I am not opposed to the new development but I am concerned about the construction process and what the city is doing to prevent issues with the sewer system. We have had several blockage issues since this construction has begun. We have had to call the city out to unblock the line. This is a new issue since construction has begun. I would like to know what precautions you are doing to prevent this going forward.

--

Sandy Maline
The Advantage in Real Estate Inc
Avon Lake Oh 44012
cell 440-554-2260
Fax 440-930-0237
sandymaline@gmail.com
check out <http://www.clevelandrealestatedevelopment.com>



If you do not want to receive emails please let me know

The Terms contained in this message shall not be deemed an offer or counteroffer capable of acceptance, nor an acceptance. A contract shall only be formed when the principles (not the agents) execute contracts with all terms in and conditions contained therein.

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

Johanna Schwarz

From: ds@liberty-development.com
Sent: Thursday, April 30, 2020 6:00 AM
To: Katelyn Milius
Subject: Fwd: St. Clement Townhomes - Arch. Design

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

FYI

Dru Siley

Liberty Development Company
28045 Ranney Parkway - Suite E
Westlake, Ohio 44145
Phone: (440) 892-1800
Fax: (440) 892-1801
Cell: (216) 258-3113

Email: ds@liberty-development.com

Begin forwarded message:

From: Julie Kline <juliekline@howardhanna.com>
Date: April 29, 2020 at 2:15:51 PM EDT
To: Dru Siley <DS@liberty-development.com>
Subject: Re: St. Clement Townhomes - Arch. Design

Dru,

We hope you & your family are doing well also. Thank you so much for sending these plans over. We really appreciate it. Ryan & I both think the plans for the units look great, and we like how the units are set back farther from the street as you travel South down Marlowe.

We also really like the landscaping plan, and wanted to ask if it would be possible to put one of the Autumn Blaze Maples where an oak tree is currently. We are still debating on taking it out, but are trying to explore our options before we make our final decision.

Thank you!

Julie Kline

Howard Hanna, Realtor
Cleveland City Office

1903 W. 25th St.

Cleveland, OH 44113

216.696.4800 - office

216.789.0112 - call or text

juliekline@howardhanna.com

Home Happens Here.

THE TERMS CONTAINED IN THIS EMAIL SHALL NOT BE DEEMED AN OFFER, COUNTER OFFER OR ACCEPTANCE OF AN OFFER UNTIL ALL PARTIES HAVE EXECUTED ALL CONTRACTS AND ADDENDA IN WRITING.

From: Dru Siley <DS@liberty-development.com>

Sent: Wednesday, April 29, 2020 11:37:35 AM

To: Julie Kline; Stephanie Kluk

Cc: Katelyn Milius

Subject: St. Clement Townhomes - Arch. Design

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Julie & Stephanie-

Hope you are both doing well. I wanted to send you in advance of upcoming meetings the architectural and updated site design for our project.

As you can imagine, the quarantine changed our timeline a bit on being able to submit to the City for design review. I had planned on having a neighborhood meeting sometime in March/April to present the design concepts but that was not in the cards.

Attached is the drawings for the application we are making for the May 14th design review meeting. The City is going to hold these as virtual meetings and will be sending all of us instructions about how to attend and participate.

We've spent a lot of effort in trying to develop a project that fits as an addition to the neighborhood. Below is a summary of the key elements:

1. The attached Layout Plan shows the setbacks for all the buildings. We again adjusted the footprints of the Marlowe buildings so the front setbacks increase moving south to better match the existing homes in the neighborhood.
2. The Marlowe homes will be 2 story and will be 31 feet to the high point of the roof. These units will not have roof top decks but instead will have decks behind the units above the garages. Most of the existing homes in the neighborhood are 36-38+ with some of the single-family homes being 30-32 feet to the high point. (Julie's house will be taller than these new homes.)
3. The Marlowe units will all have roofed front porches that will be 3 or 4 steps up to the porch.
4. The Marlowe units will have brick base accents with standard lap siding as is typical in the neighborhood. We are still finalizing the color scheme.

5. We have 32-foot landscape buffer from our southern property line to unit 16. The landscape plan is attached.
6. We will also be adding street trees and the front yards of the units will be landscape as shown.
7. The on-street parking will increase by 5 or 6 spaces since we are eliminating the majority of the existing driveways to the current parking lot.
8. Each unit will have two parking spots in the garage and there will be an additional 18 guest parking spaces on the property.
9. The Madison building will be 3 stories and is detailed more like the commercial buildings on Madison.

Please feel free to call me with any questions and thank you for always being open to continuing our discussion. Also, would be happy to meet you (with appropriate social distancing) on site again to review the plans and discuss the project.

Best,

Dru

Dru Siley
Vice President - Development

Liberty Development Company
28045 Ranney Parkway - Suite E
Westlake, Ohio 44145
Phone: (440) 892-1800
Fax: (440) 892-1801
Cell: (216) 258-3113

Email: ds@liberty-development.com

<image002.jpg>

"Quality is never an accident; it is always the result of high intention, sincere effort, intelligent direction and skillful execution;
it represents the wise choice of many alternatives"
- William A. Foster

LIBERTY DEVELOPMENT COMPANY- CONFIDENTIAL COMMUNICATION

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing, or copying of this e-mail and any file attachments is strictly prohibited. If you received this e-mail in error, please immediately notify us by telephone or by reply e-mail to the sender. You must destroy the original transmission and its contents. You will be reimbursed for reasonable costs incurred in notifying us.



The information contained in this transmission including any attached documentation is privileged and confidential. It is intended only for use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of the communication is strictly prohibited. If you have received this communication in error, please notify

Howard Hanna by replying to this email. Please delete all copies of this message and all attachments. All properties herein are subject to change in sales terms, prior sale, or withdrawal without prior notice; Howard Hanna is not responsible for changes in sale, availability or for any errors in information presented. [Howard Hanna Real Estate Services](#) (412) 967-9000.

Johanna Schwarz

From: Katelyn Milius
Sent: Thursday, May 7, 2020 4:42 PM
To: Kyle Krewson (kylekrewson@gmail.com); Baker, Kyle (bakerkg@gmail.com); Monica Rossiter; Nate Kelly; Jeff Wise (jeffreypwise@gmail.com)
Cc: Johanna Schwarz; Jennifer Swallow; Mark Papke; Michelle Nohta
Subject: Fw: Letter from Homeowners to the Planning Commission about Marlowe Town-home construction

Dear Planning Commission, Please see below for one additional letter from residents.

Katelyn

From: Stephanie Kluk <stephphoto@hotmail.com>
Sent: Thursday, May 7, 2020 4:25 PM
To: Planning Dept <Planning@lakewoodoh.net>
Cc: Julie Kline <juliekline@howardhanna.com>; Juhaina Hanna <juhainahanna@yahoo.com>; Mcguire55@att.net <Mcguire55@att.net>; jjhajjar@me.com <jjhajjar@me.com>; David Baas <David.Baas@lakewoodoh.net>; Katelyn Milius <Katelyn.Milius@lakewoodoh.net>
Subject: Letter from Homeowners to the Planning Commission about Marlowe Town-home construction

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Commission,

Residents from Marlowe Ave. have come together to voice their opinions about the town-home development project going up on the old St. Clement's parking lot and school area.

For several months a couple of residents have participated in the planning meetings and have been communicating with Dru Siley about the details of the project. Dru has been gracious enough to hear our complaints and concerns and made changes and modifications of some to help appease residents. We are grateful he has included us and listened to a lot of our concerns.

As the final drafts have come out and sent to several residents on the street, more neighbors have come forward with concerns that they previously weren't aware of.

This letter today is from homeowners:

Stephanie Kluk and Vince Lopez
2028 Marlowe Ave

Julie Kline
2041 Marlowe Ave.

Abdallah and Juhaina Hanna
2024 Marlowe

Imad and Jillian Hajjar

2030 Marlowe Ave.

Some of the biggest concerns have been addressed and modified by the development corp including the height and aesthetic of the homes. We are happy the buildings will not exceed 31' in height and that the design reflects a similar look to the rest of the homes on Marlowe. One issue we are all still worried about is the distance the houses sit back from the street and them being at an angle. As neighbors and home owners we want to make sure the homes fit with the street and add value, not stick out.

Every house on the east side of Marlowe sits back 30ft. The porches stick out another 10ft. This is a clear and consistent line/row of houses. As residents who will look and live near the homes everyday, we want to ask that they be built using the same set back and facing fully forward as all the other homes on the street. We do not like the idea of them sitting 10ft closer to the road and then being staggered so they get consistently closer as they head north toward Madison. To us, this seems to crowd the area already being crowded by 12 new homes.

We also want to make sure that as these are built that the construction company abide by city laws as to when they can start and stop construction during the day. As we anticipate this going through the summer, we know that noise, dust, and traffic will be an issue during construction. We ask that the development company and construction crew are aware, and plan to abide by city laws prohibiting them from working too early or too late into the day. We want to be informed if there will be limitations to traffic flow at anytime or limits to street parking.

Thank you for taking the time to listen to, and consider, our concerns.

Best,
Homeowners of Marlowe Ave.

Johanna Schwarz

From: Jason Grillo <jagrillo67@yahoo.com>
Sent: Sunday, May 10, 2020 11:36 AM
To: Planning Dept
Subject: Marlowe Park Townhomes - Docket 05-39-20

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom this may concern,

My name is Jason Grillo and I am the owner at 2053 Lincoln Avenue. I have gotten several notices about a hearing regarding 16 new townhomes to be built at 14503 Madison Avenue. (St. Clement Church). I wanted to voice my opinion on record that I do not fully understand this project or support it. I bought my property approximately two years ago due to this street (Lincoln Avenue) being a quiet, low traffic, and hassle-free parking zone. This is a beautiful street that I tell myself daily; "Man I love this street". It's one of the few streets in Lakewood where kids can walk to the elementary school down the street safely and I never have an issue having my family over who can park in the street.

That being said, I feel this project shows no benefits to homeowners on this street. I expect if this passes, parking will be a competition due to 16 new properties. Thru traffic will increase significantly due to 16 new properties being occupied within a small parking lot, containing atleast 16+ new residents. I also feel this brings a safety concern seeing as an increase in thru traffic, residents, and parking collisions is a major threat to the children that walk, run, and play on this street daily. There is elementary school at the other end of this proposed project site and this would willingly expose them to the above-mentioned elements, as well as an increase in criminal activity (more people, more crime).

I do not support this project and feel it will destroy the neighborhood we all fell in love with. Thank you for your consideration in this matter.

Cordially,

Jason Grillo
2053 Lincoln Ave.
Lakewood, OH 44107

Johanna Schwarz

From: K Rubenking <kelsey.rubenking@gmail.com>
Sent: Saturday, May 9, 2020 5:08 PM
To: Planning Dept
Subject: Proposed construction of townhomes at 14503 Madison Ave, 5/14/20

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

As a neighbor of the property site for which this townhome project is proposed, I would like to extend a few comments and concerns I have regarding the use of the lot as further high-end residential space.

My initial concern is parking. As it currently stands, the immediate surrounding area is home largely to public businesses and apartment buildings. A public parking lot is not readily nearby, and many of the side streets in close proximity have legislated restrictions that prevent overnight parking.

If an allowance for adequate parking is not further developed, traffic may become congested, causing overflow into private lots or other streets that may be even less able to accommodate the extra vehicles. This could have negative effects on both residents and patrons of the businesses along Madison Avenue, as evidenced by the congestion present along Detroit Avenue where similar townhomes have been established.

My second concern is the potential effect on existing properties and their established monetary dealings. Lakewood once had an extensive variety of housing, such that residents of all income brackets had options for affordable living. It has been the trend in recent years (5-10) for more expensive construction to take the place of older, more affordable buildings. It has also been the trend for new developments to provide solely home ownership opportunities, as opposed to apartment leasing and renting.

This particular area in Lakewood is home to some of the most affordable rentals on the near-east side of the city. I am concerned that the construction of new townhomes will directly impact the value and taxes of the existing local businesses and rentals nearby. With the complication of the COVID-19 pandemic causing skyrocketing unemployment and income insecurity for thousands of people, it seems likely that this project would encourage higher prices and steeper rent increases for both the townhomes and the current residents themselves.

My third concern is oversaturation. Lakewood has seen a vast influx of townhome proposals and developments over the past five years, and it seems that demolished school buildings tend to be most often chosen for these developments. Lakewood already suffers from a lack of green spaces and a decrease in affordable housing, especially for those who are unable to afford home ownership, taxes, and upkeep.

The construction of modern townhomes in this area, which boasts architecture and buildings from as far back as 1898 (the Fridrich Moving and Storing Company building, now home to Western Reserve Distillery), seems to me an aesthetic dissonance. The uniformity of modern townhomes we have already seen on Detroit has shifted demographics and physical environment dramatically.

It is my personal belief that adding to this same-ness of modern architecture amid century-old facilities and apartment buildings (some that still retain the Murphy bed recesses from their use as bachelor apartments) would contribute to the destruction of the unique living situations and diverse facades that have defined Lakewood since its early history, and that they would furthermore depreciate an already precarious traffic and parking situation.

Thank you for your time and consideration,

Kelsey Rubenking
216.470.1442

Johanna Schwarz

From: Planning Dept
Sent: Monday, May 4, 2020 1:35 PM
To: Katelyn Milius; David Baas; Allison Hennie; Michelle Nohta
Subject: FW: 14503 Madison Development

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: Sandra Maline <sandymaline@gmail.com>
Sent: Monday, May 4, 2020 11:42 AM
To: Planning Dept <Planning@lakewoodoh.net>
Cc: Sandra Smith <sandy@sarita-restaurant.com>
Subject: 14503 Madison Development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear planning development committee,

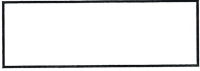
I own the property located at 14523-27 Madison. I am not opposed to the new development but I am concerned about the construction process and what the city is doing to prevent issues with the sewer system. We have had several blockage issues since this construction has begun. We have had to call the city out to unblock the line. This is a new issue since construction has begun. I would like to know what precautions you are doing to prevent this going forward.

--

Sandy Maline
The Advantage in Real Estate Inc
Avon Lake Oh 44012
cell 440-554-2260
Fax 440-930-0237

sandymaline@gmail.com

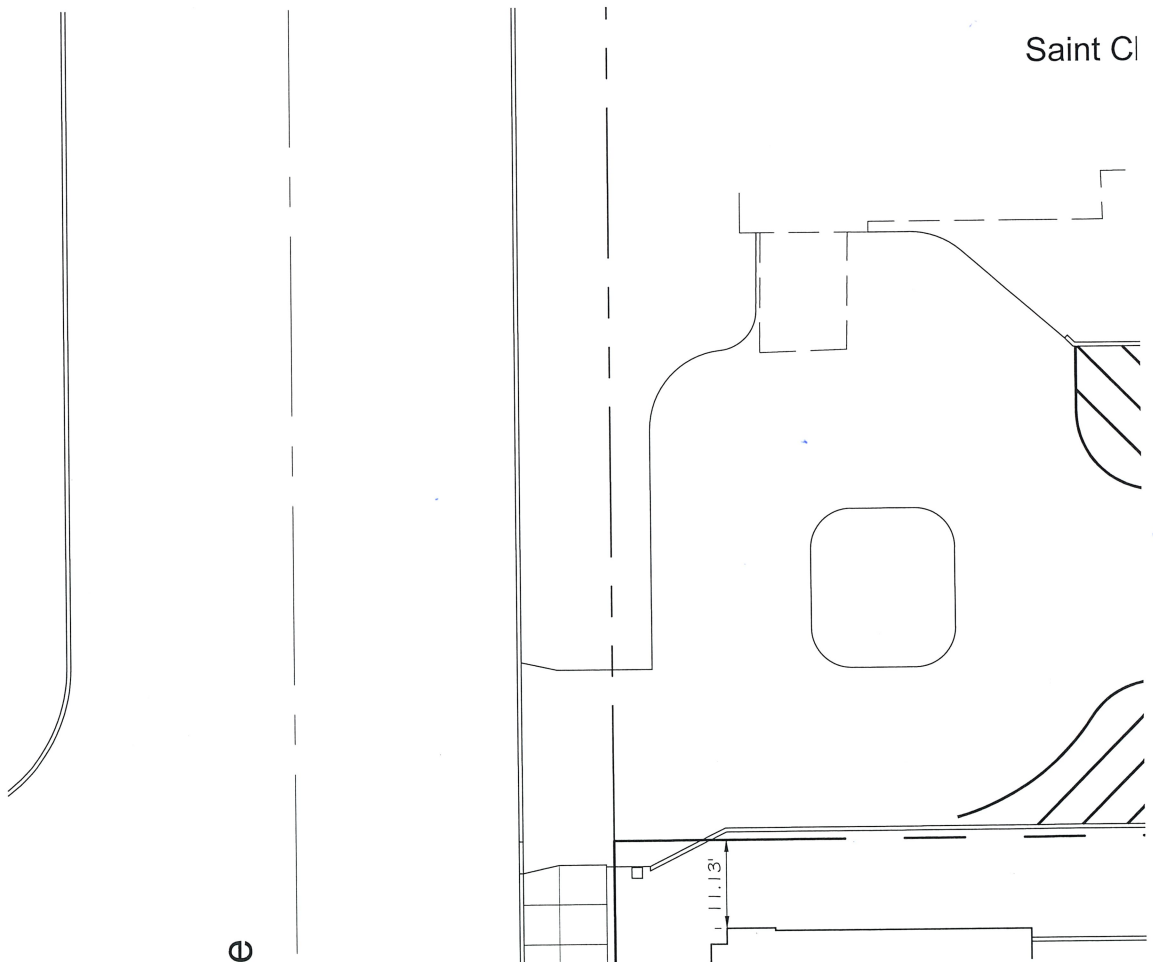
check out <http://www.clevelandrealestatedwest.com>

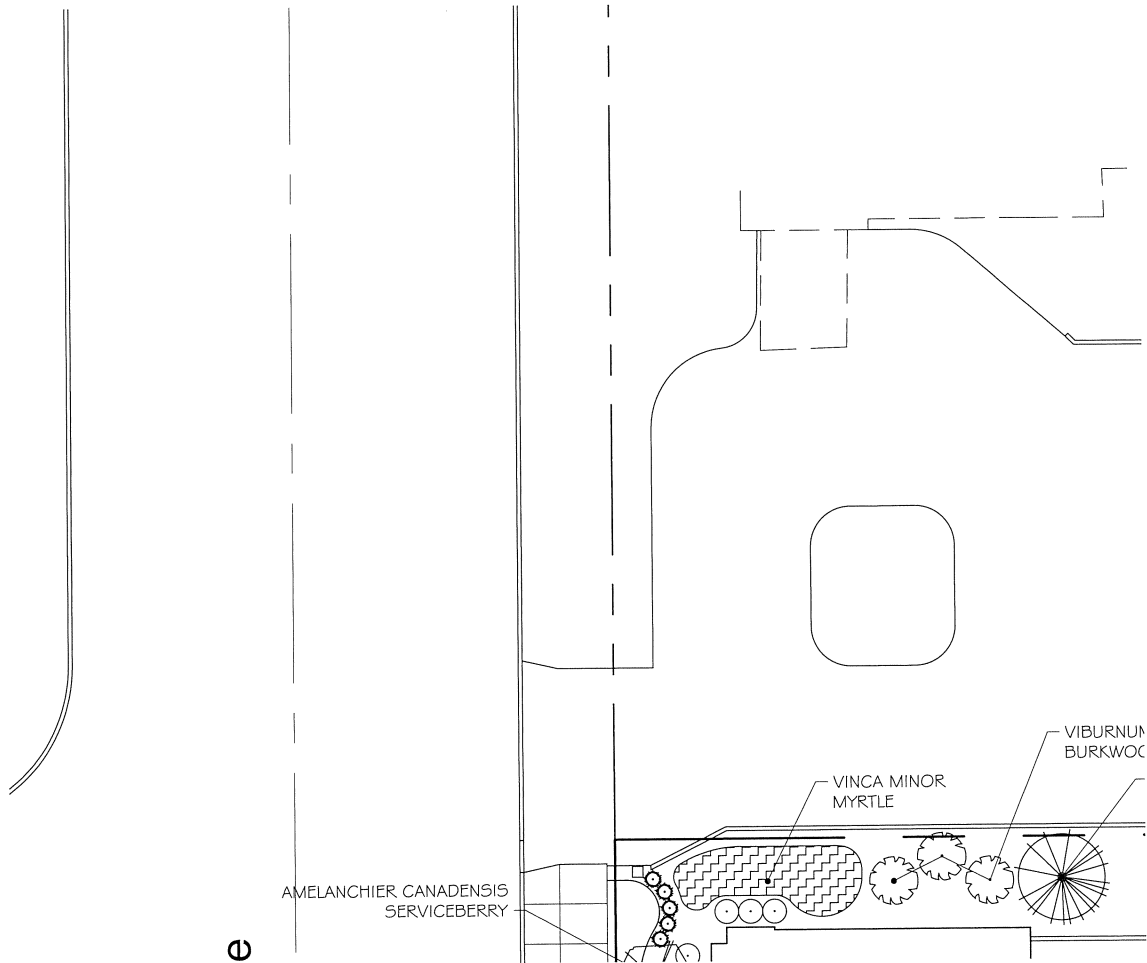


If you do not want to receive emails please let me know

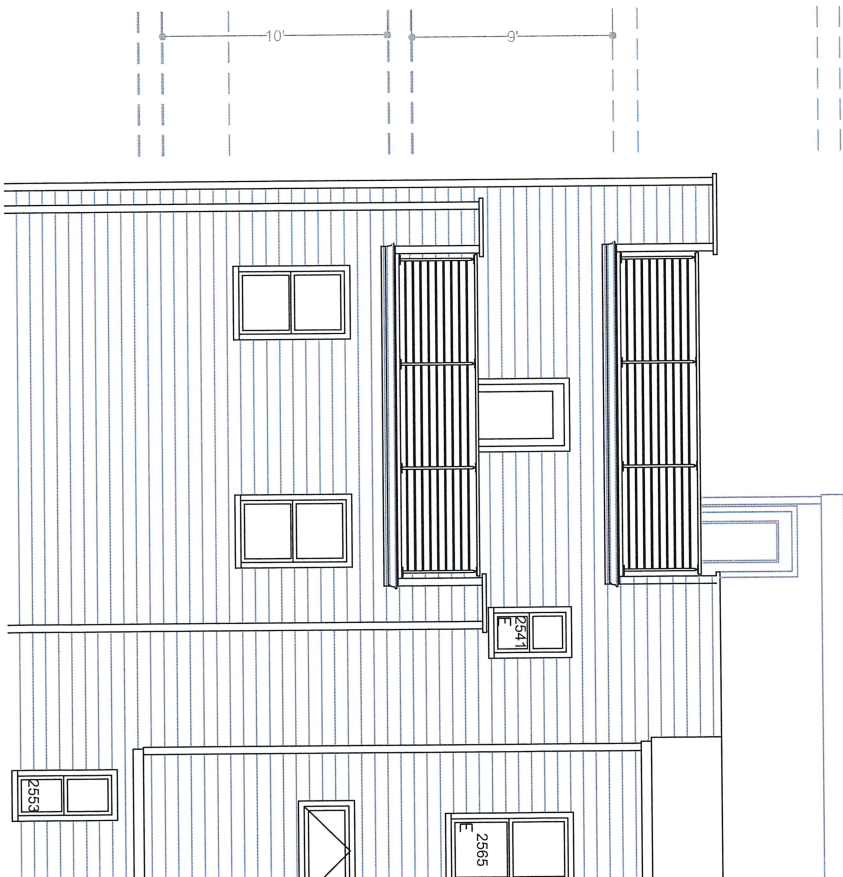
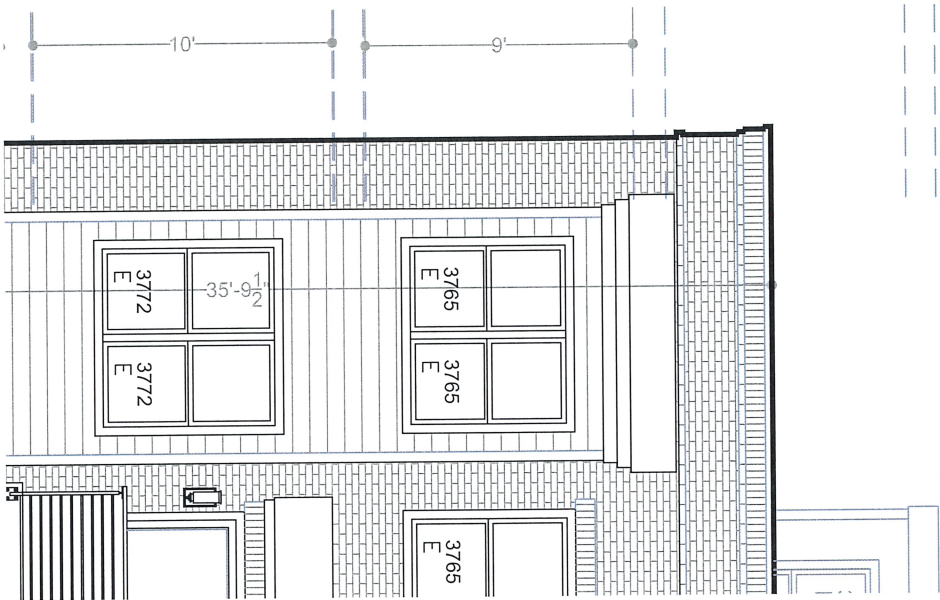
The Terms contained in this message shall not be deemed an offer or counteroffer capable of acceptance, nor an acceptance. A contract shall only be formed when the principles (not the agents) execute contracts with all terms in and conditions contained therein.

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.





e







Planning Commission
May 7, 2020

1

AGENDA

1. St. Clement Planned Development
2. Griffin Cider House – *Table*
3. Solove Detroit and Bunts – *Deferred*
4. Outdoor Dining Annual Renewals
5. Discussion of Outdoor Dining in light of COVID-19

Planning Commission
May 7, 2020

2



Docket No. 12-33-19
14503 Madison Avenue

ST. CLEMENT PLANNED DEVELOPMENT FINAL REVIEW

3

Request

The review and final approval of a portion of the St. Clement Church campus for the development of 16 for sale townhomes, pursuant to Chapter 1156 – Planned Development. The property is in a C2 – Commercial, Retail district and an R-2 – Single and Two-Family district.

14503 Madison Avenue
Planned Development

4

Planned Development Approval Process

1. Introduction to City Council- *Referred to Planning Commission 10/21*
2. Planning Commission reviews plan for preliminary approval – *Approved 11/7/19*
3. Architectural Board of Review begins review of site plan and elevations – Ongoing
- 4. Planning Commission approves final development**
5. Architectural Board of Review approves site plan, elevations and materials
6. City Council approves Planned Development zoning

14503 Madison Avenue
Planned Development

5

Approved November 2019 **Preliminary Plan Approval**

1156.04(c)

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

1156.03

Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

14503 Madison Avenue
Planned Development

6

Under Consideration Tonight

Final Plan Approval

1156.04(e)(5)

The Commission's role shall be to review all applications for Final PD Plan approval and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

1156.04 (e)(7)

Upon receipt of the approved Final PD Plan from the Commission the Director shall forward to the Architectural Board of Review for review of the application based on compliance with the standards set forth in subsection (j) below.

(j) Standards for Review (ABR)

(3) All applications for PD's shall demonstrate compliance with the requirements and review standards set forth in Section 1156.05 of the Code and Chapter 1325 of the Building Code.

14503 Madison Avenue
Planned Development

7

Community Vision

Success is a City of Lakewood that...

... permits new and infill development which is complementary to the scale and character of surrounding residential uses, integrates sustainable practices, and reflects Universal Design principles.

... increases tree canopy, particularly on residential streets.

... approves quality design which respects the historic character of residential neighborhoods.

14503 Madison Avenue
Planned Development

8

Recommendations to incorporate into the Final PD Plan provided 11/7/2019

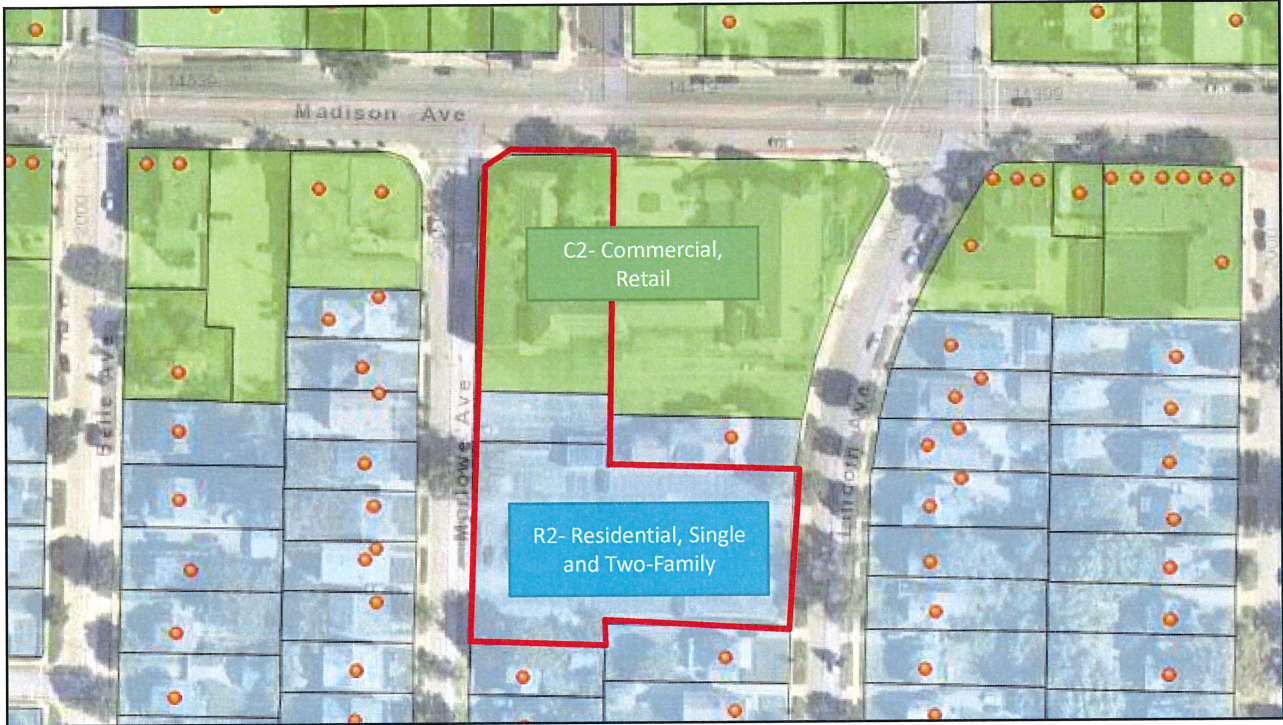
- Increase front setback of units 1-4 to at least 10-feet.
- Step back the front yard setback for the southern units on Marlowe to better integrate into the neighborhood.
- Prepare an innovative landscaping plan.

14503 Madison Avenue
Planned Development

9



10



11



12



13



14



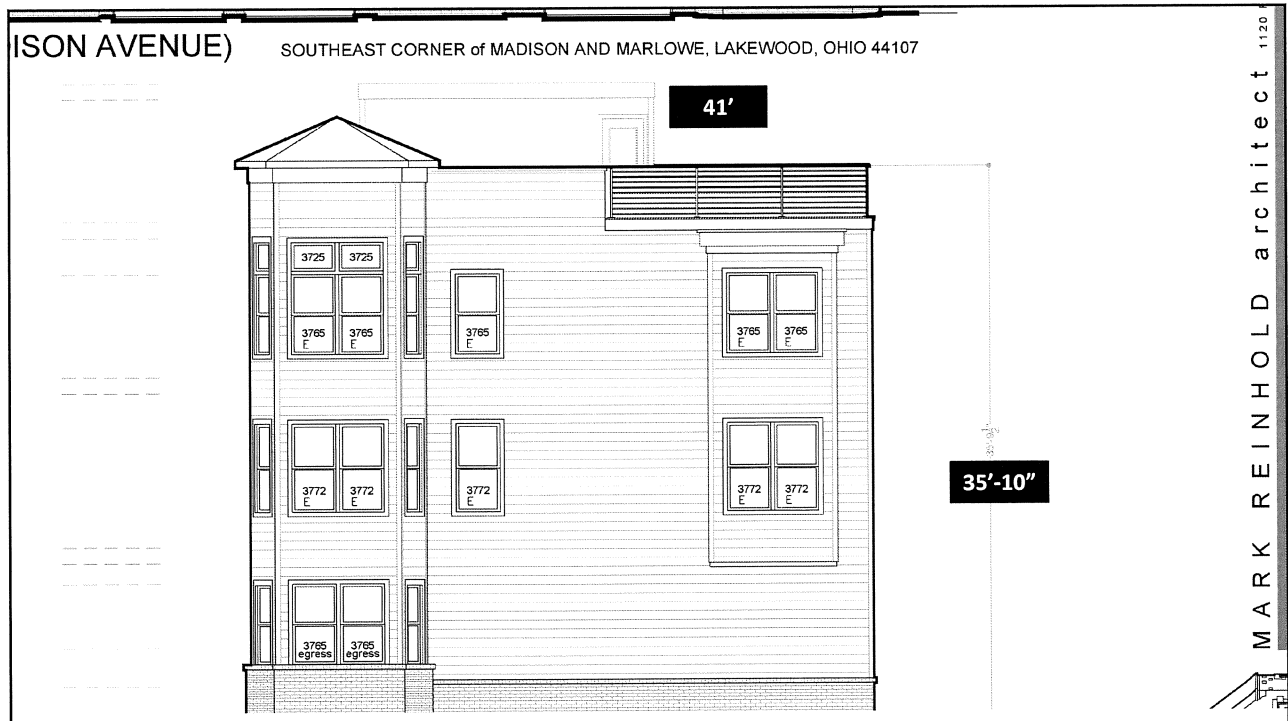
15



16



17



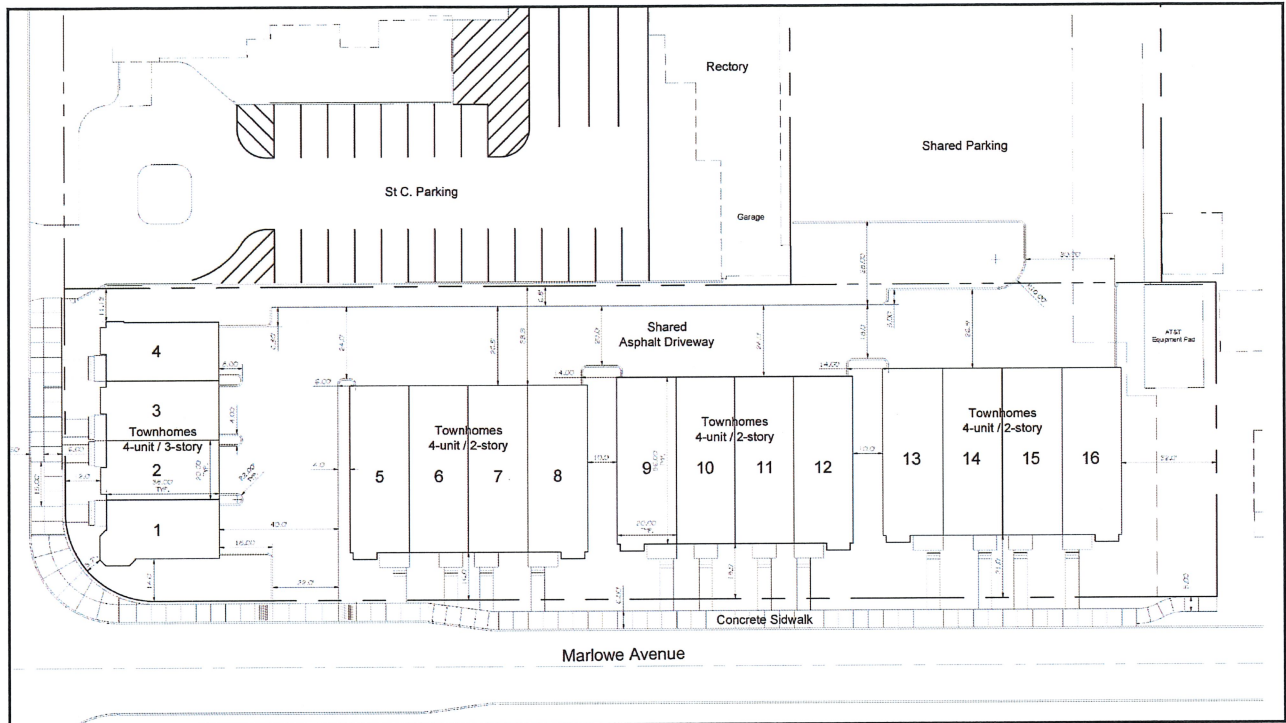
18



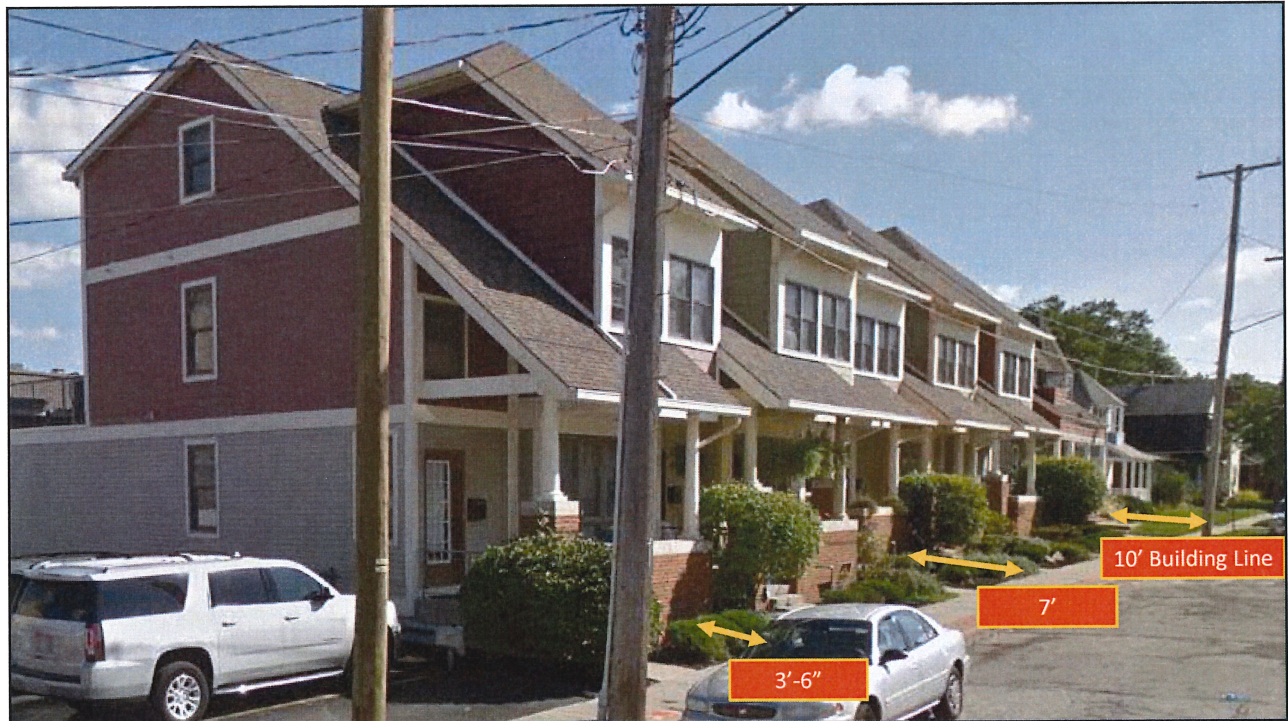
19



20



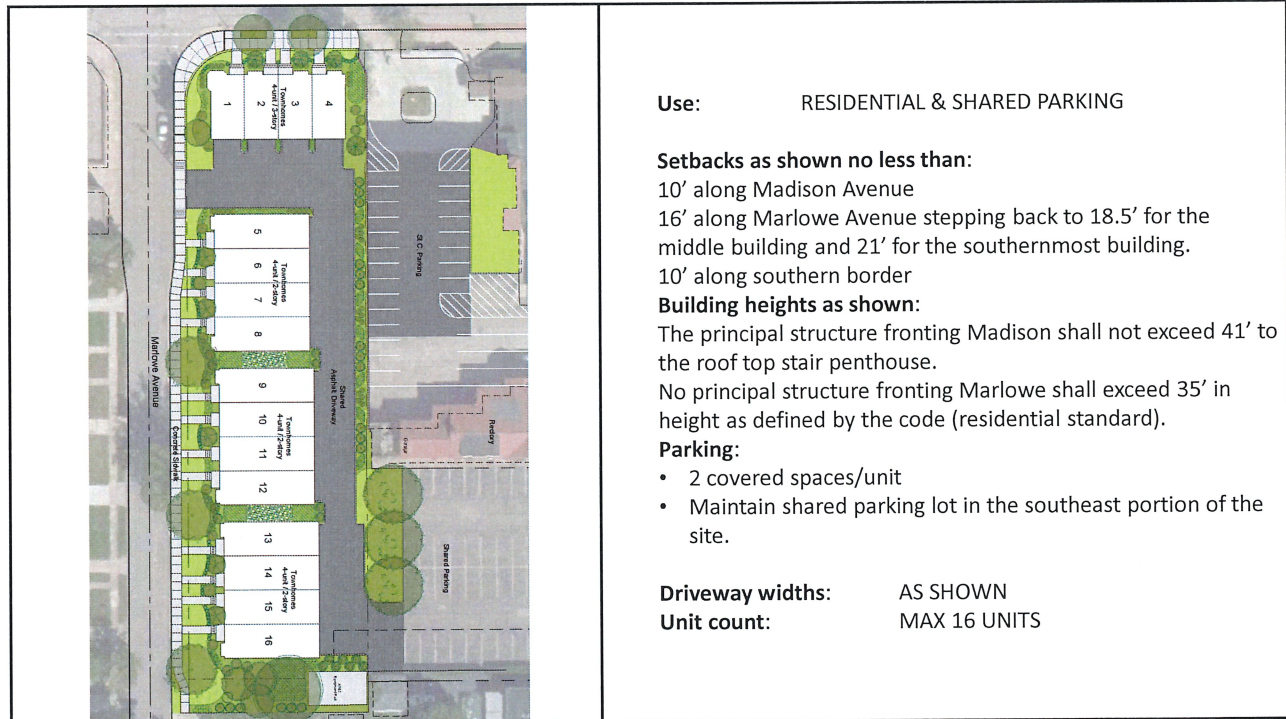
21



22



23



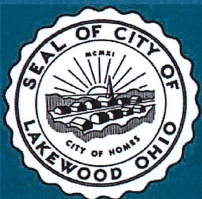
24

Request

The review and final approval of a portion of the St. Clement Church campus for the development of 16 for sale townhomes, pursuant to Chapter 1156 – Planned Development. The property is in a C2 – Commercial, Retail district and an R-2 – Single and Two-Family district.

14503 Madison Avenue
Planned Development

25



Docket No. 03-09-20
12401 Madison Avenue

GRIFFIN CIDER HOUSE - TABLE

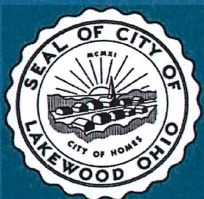
26



Docket No. 03-11-20
13701 & 13901 Detroit Avenue

DETROIT AND BUNTS - DEFER

27



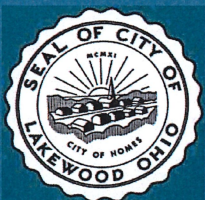
Docket No. 05-12-20

OUTDOOR DINING RENEWALS

28

The following businesses received approval for renewal of a Conditional Use permit for the year of 2020 through the annual administrative review by the Department of Planning and Development:

- | | | |
|--|---|---|
| 1. 11801 Clifton Boulevard, Dinerbar on Clifton; | 16. 15605-07 1/2 Detroit Avenue, Merry Arts Pub + Grille; | 30. 13368 Madison Avenue, The Bottlehouse Brewery; |
| 2. 11904-0 Detroit Avenue, Five O'Clock Lounge; | 17. 16512 Detroit Avenue, Cozumel Mexican Restaurant; | 31. 13427 Madison Avenue, Euro Gyro; |
| 3. 12401 Detroit Avenue, Peppers Italian Restaurant; | 18. 16900-06 Detroit Avenue + 1386, 1376 Edwards Avenue, Lakewood Beer Garden + Food Truck Park | 32. 13603 Madison Avenue, AJI Noodle; |
| 4. 14013 Detroit Avenue, GetGo; | 19. 16934 Detroit Avenue, Midtown Booths; | 33. 13715 Madison Avenue, Angelo's Pizza; |
| 5. 14018 Detroit Avenue, Winking Lizard (two front patios; SE and SW); | 20. 17103 Detroit Avenue, Game On Lakewood; | 34. 14224 Madison Avenue, El Tango Taqueria; |
| 6. 14018 Detroit Avenue, Lizardville; | 21. 17625 Detroit Avenue, Salt+; | 35. 14810 Madison Avenue, The Red Rose Café; |
| 7. 14115 Detroit Avenue, Raising Cane's Chicken Fingers; | 22. 18401 Detroit Avenue, Molto Bene Italian Restaurant; | 36. 15314 Madison Avenue, Mars Bar; |
| 8. 14600 Detroit Avenue, Forage Public House; | 23. 18405 Detroit Avenue, India Garden Bar & Restaurant; | 37. 15527-33 Madison Avenue, Barrio's Lakewood aka Tres Amigos; |
| 9. 14718 Detroit Avenue, Melt Bar & Grilled; | 24. 18616-18622 Detroit Avenue, Around the Corner; | 38. 17014 Madison Avenue, Mullen's of Madison; |
| 10. 14900 Detroit Avenue, Rozi's Wine House; | 25. 12700 Lake Avenue, Pier W Restaurant; | 39. 1332 West 117th Street, Dianna's Restaurant; |
| 11. 15008 Detroit Avenue, Yogurt Treats "menchie's"; | 26. 11926 Madison Avenue, The Flying Rib; | 40. 1528 West 117th Street, Dunkin' Donuts. |
| 12. 15012 Detroit Avenue, 16-Bit + Arcade; | 27. 12112 Madison Avenue, The Winchester; | |
| 13. 15027 Detroit Avenue, Starbucks Coffee; | 28. 12906 Madison Avenue, Barroco (rear patio and sidewalk dining); | |
| 14. 15326 Detroit Avenue, Voodoo Tuna; | 29. 13362 Madison Avenue, Woodstock aka Trio's; | |
| 15. 15400 Detroit Avenue, Humble Wine Bar; | | |



Docket No. 05-13-20

COMMUNICATION REGARDING OUTDOOR DINING



31



32